

# Estrella PAD Amendment

## For Parcels 12.25, 12.36, & 80

### Regulatory Standards Book

#### October 2022

The Estrella PAD Amendment for Parcels 12.25, 12.36, and 80 applies to approximately 37.46 acres at the northeast and southeast corners of San Miguel Drive and Estrella Parkway in the City of Goodyear (“Property”), which is proposed to be developed with residential subdivision with 114 single-family homes (“Project”). See Figure 1 below.

**Figure 1 - Aerial of Property with Parcel Boundaries**



Where the text of this PAD regulatory document differs from the City of Goodyear Zoning Ordinance, adopted May 1999, the text of this document shall prevail. In the event a particular use or standard is not provided for in this document and such use or standard is not otherwise prohibited by law, the Zoning Administrator or designee shall determine whether such use or standard is analogous to other listed uses or standards.

**Permitted Uses:**

The permitted uses for the Property are those uses allowed in the R1-4 Residential Zoning District as set forth in the City of Goodyear Zoning Ordinance.

**Development Standards:**

The development standards for Single Family Residential Zoning District R1-4 set forth in the City of Goodyear Zoning Ordinance shall apply to the Property except as modified below.

**Development Standards Matrix**

<b>Standard</b>	<b>Estrella Parcel 12.25, 12.36, and 80 Standards</b>
Minimum Lot Width	50'
Front Yard Setback (Front Facing Garages)	18'
Front Yard Setback (Livable Space)	10'
Side Yard Setback	5' & 5'
Rear Yard Setback	15'
Lot Coverage	75%
Maximum Height	30' (2 stories)
Parking	2 spaces off street
Open Space	15%

**Notes:**

1. Design shall be in conformance with the Estrella Phase One PAD and the Single-Family Requirements of Chapter 2 of the City of Goodyear Design Guidelines.
2. Streetscape Elements: At least **ONE** of the following items will be incorporated into the parcel, as described in the Zoning Ordinance Section 3-2-3:
  - a. Decorative paver driveways
  - b. Porches and Courtyards
  - c. Detached Sidewalks
  - d. Additional design features similar in scope as determined by the Zoning Administrator.

**Retaining Walls:**

Except as modified herein, the provisions of Section 3-2-3.C.e shall apply to walls within the Project. Retaining walls are permitted, and may have privacy walls constructed on top of them. Retaining wall standards are provided below.

**Retaining Wall Matrix:**

<b>Retaining Wall Location</b>	<b>Maximum Retaining Wall Height</b>
Along collector and arterial roads	6' maximum
Along local roads	5' maximum
Residential side yard to side yard	5' maximum
Residential rear yard to rear yard	6' maximum

**Notes:**

1. Wall Height Measurement: When a sidewalk is present, wall height is to be measured from the top of the sidewalk. Wall heights may be calculated as an average of 300 linear feet.
2. View fencing, when used, is exempt from the wall height calculation.
3. Any wall with retaining wall in excess of 2' shall incorporate alternative materials or other design elements that reduce the visual impact.
4. Where unique conditions exist and the provisions contained herein cannot be satisfied, alternative design and retaining solutions may be proposed and approved by the Zoning Administrator to ensure safety and maintain the area's overall design theme.

**Pedestrian Connectivity**

For the portion of San Miguel Drive within the Property, a 5'-wide decomposed granite trail may be constructed along one side of the road in lieu of a sidewalk.